



Board of Directors Monthly Meeting Minutes –(7:00) via Zoom

1. Call to Order Meeting convened via Zoom at by

Board Members Present:

Bob Keefer
Mike Toomey
Leonora Reiley
John Piccione
Michael Moon

Others Present:

David Pine
Dave Houglum
Jerry Garrett

Absent:

I. Homeowner Forum.

Discussion of options for handling HOA rule violations

II. Secretary's Report

November and December's minutes adopted

III. Treasurer's Report.

A. Total Operating Account—\$ 27,459.90

B. Total Reserve Account—\$ \$172,362.02

C. Total Assets—\$ 199,821.92

IV. Committee Reports

A. Welcoming (Allison Schorr)

B. Beautification (Matt and Daniel Wemyss)

C. Social (D. Victorio).

D. Newsletter (D. Pine)

E. ARC

1. Eight requests submitted
2. 28 letters of non-compliance sent previously
3. 2 utility trailers
4. RV on Coach Hovis



F. Grounds

1. Cleanup day on Saturday, 14 Dec 0930. Wood debris at Kubesh Ct Park. Follow-up work still required
2. CP park benches being repaired by Mike Toomey
3. Street light at CP Park entrance on Chris Slade repaired
4. Playground mulch contracted for \$1,068.57 with cost savings of \$232.10 from 2024.
5. Delivery planned for this Spring after repairs to railroad tie edging

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G. Lakes

1. Compressor in lake by CP Park playground has failed. Compressor out of warranty. Quote received and approved.
2. Compressor will be repaired.

H. . Website

V. Old Business

VI. New Business

- A. The board is reviewing the possibility of adopting electronic payment for dues payment
- B. Recent ARC requests have prompted the need for a clean set of bylaws. The board will form a committee to complete this task.
- C. The board will explore enforcement mechanisms for those who are not in compliance with HOA rules
- D. The possibility of creating a green screen to create a barrier between the end of Champion's Path and the new Legacy development was discussed

(Next Meeting Date Confirmation –Tuesday, February 11, 2025

Meeting Adjournment. At 7:48 PM



Attachments

- 1) 2025 Board of Director meetings
- 2) Board members & Treasurer terms for 2025-2027
- 3) WoTHA annual calendar

2025 - WOTHA Board of Director Meetings – 2nd Tuesday of each month

14 January (Tuesday)	13 May (Tuesday)	9 September (Tuesday)
11 February (Tuesday)	9 June (Tuesday)	14 October (Tuesday)
10 March (Tuesday)	8 July (Tuesday)	TBD November (Tuesday)
8 April (Tuesday)	12 August (Tuesday)	9 December (Tuesday)

WOTHA Board Member Terms

Member	Name	Term Start	Term Ends
1	John Piccione	December 2023	December 2026
2	Michael Moon	December 2023	December 2026
3	Robert W. Keefer	December 2022	December 2025
4	Leonora Reiley	December 2023	December 2026
5	Michael Toomey	December 2023	December 2026

WOTHA Annual Calendar

January	<ul style="list-style-type: none">• Board of Directors Meeting – 2nd Tuesday• Newsletter deadline – Friday following BOD meeting• Assessment letters go out by end of month
February	<ul style="list-style-type: none">• Board of Directors Meeting –February 11



	<ul style="list-style-type: none"> Assessments due by the 28th
March	<ul style="list-style-type: none"> Board of Directors Meeting – 2nd Tuesday Newsletter deadline – Friday following BOD meeting Grounds Maintenance (Bloom) contract year ends March 31 renews Apr
April	<ul style="list-style-type: none"> Irrigation systems turned on Board of Directors Meeting – 2nd Tuesday Set date for Yard Sale & Community Day CC Inspection
May	<ul style="list-style-type: none"> Board of Directors Meeting – 2nd Tuesday Pet Waste contract ends 2nd week of May Yard Sale & Community Day Newsletter deadline – Friday following BOD meeting
June	<ul style="list-style-type: none"> Board of Directors Meeting – 2nd Tuesday CC Inspection
July	<ul style="list-style-type: none"> Board of Directors Meeting – 2nd Tuesday Newsletter deadline – Friday following BOD meeting
August	<ul style="list-style-type: none"> Board of Directors Meeting – 2nd Tuesday Reserve meeting space for AGM CC Inspection
September	<ul style="list-style-type: none"> Solicit board member nominations Board of Directors Meeting – 2nd Tuesday Draft budget, review Reserve Study Newsletter deadline – Friday following BOD meeting
October	<ul style="list-style-type: none"> Board of Directors Meeting – 2nd Tuesday Finalize proposed budget CC Inspection AGM notices out 15 days before AGM
November	<ul style="list-style-type: none"> Board of Directors Meeting – 2nd Tuesday AGM (Nov 14 Pick date) (Quorum is 10% = 25 households) Newsletter deadline – Friday following BOD meeting
December	<ul style="list-style-type: none"> Put wreaths out at entrances Irrigation systems are winterized Board of Directors Meeting – 2nd Tuesday Approve budget, elect Board officers